

A PRESENTATION BY



State of Utah Prison Relocation and Development Authority

MGT PROJECT STATUS UPDATE

DECEMBER 11, 2013

Agenda for Today's Presentation



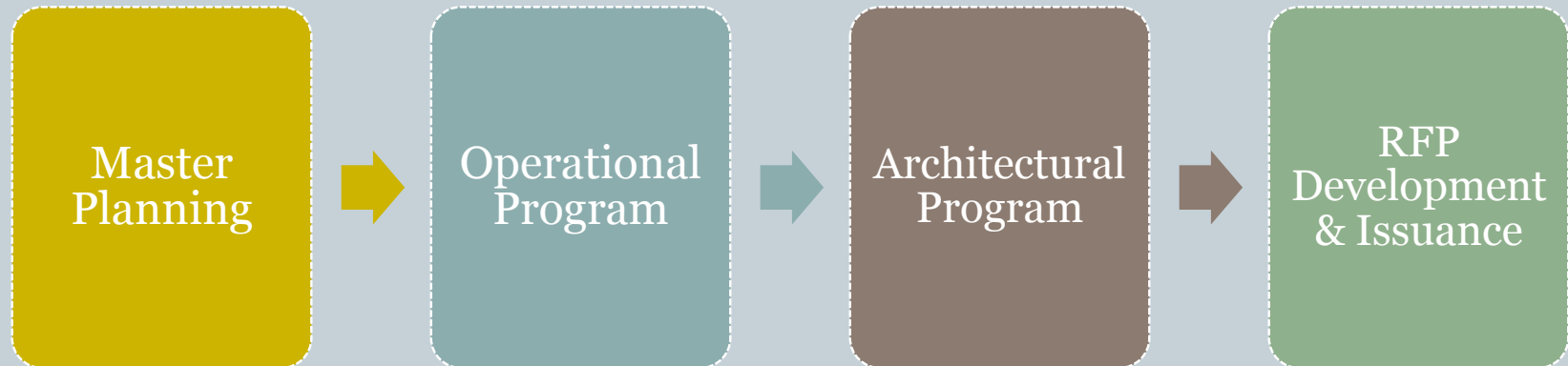
1. The Right Sequence
2. Timeline
3. MGT Project Status

Define Needs



- Before you can build it, you must define it.
- Defining and documenting new prison needs takes multiple steps
- Completing this sequence of steps will ensure:
 - RFP will lead to an award
 - Facility will meet UDC's needs today and into the future
 - Taxpayer dollars will be used efficiently

Major Sequence Steps



The “Right” Sequence



- Without this step-by-step sequence, RFP will be incomplete and vendors will have difficulty meeting your needs.
- As a result, RFP process may be futile and stall and have to be pulled and redeveloped correctly.
- Or, if ultimately awarded, the resulting facility may not meet the needs of the State or UDC. It could be:
 - Unsafe and not secure
 - More expensive to operate
- The current approach will speed up the process because it leads to the development of a complete RFP that clearly defines the states needs.

Master Planning Sequence



- Even within MGT's master planning project, there is an appropriate sequence.
- Before we can determine the number of new beds needed, we need to ensure population projections are accurate and classification system accurate.
- Then need to identify potential Gunnison and county jail expansion
- County jail Expansion

MGT's Master Project Requirements



- Evaluate current and future inmate capacity needs.
- Identify and cost capacity options if Draper is relocated:
 - CUCF (Gunnison) expansion potential
 - County Jail expansion potential
 - New Prison
- Conduct economic impact assessment of the development of the Draper prison site
- Site evaluation
- Overall Cost Benefit analysis
- Other analysis

Evaluate Capacity Needs



- Validate inmate population projections of UDC
- Validate current custody classification process of UDC
- Inventory current housing by special populations
- Identify current and future bedspace needs by security level, gender, special needs

Evaluate Capacity Options if Draper Relocated



- **Potential Expansion of CUCF (Gunnison) Evaluate and cost potential expansion of the prison in Gunnison.**
 - How far can capacity of CUCF be expanded based on:
 - ✦ Current acreage available
 - ✦ Current utility capacity of facility and local community
 - ✦ Evaluate past expansion plans for appropriateness.
 - ✦ External factors
 - Workforce availability
 - Security Staff
 - Medical and Mental Health Staff
 - Access to volunteers
 - Local Hospital capabilities
- **Potential expansion of inmates housed in county jails**
 - Review appropriateness of criteria for determining county jail eligibility
 - Observe and evaluate county jails housing of state offenders
 - Compare and contrast access to programming and activities of county jails vs. state prison
 - Identify any modifications to county jail practices and contracts that may increase the number eligible for county jails.
- **Potential construction of new prison**
 - Identify number of beds needed now and in future (based on projected inmate population growth)
 - Evaluate potential phasing of construction
 - Identify options for the design and construction options for new facility.
 - Develop cost estimate for new prison design and construction
 - Identify financing options for new construction
 - Identify any operational savings resulting from more efficient prison design.

Economic Impact of Draper Site Development



- Review and understand appraisal when completed
- Conduct an economic impact analysis of the potential development of the site. This economic impact analysis will identify the benefits of:
 - Construction phase of site development
 - ✦ Construction material expenditures
 - ✦ Direct labor expenditures
 - ✦ Tax revenues from construction
 - Post-construction economic impact
 - ✦ Direct employment impact
 - ✦ Tax revenues

Site Evaluation



- Development of site criteria
- Conduct meetings and discussions with interested community leaders, citizens
- Evaluate sites based on a number of factors
 - Physical location and topography
 - Access to needed utilities
 - Adjacencies
 - Access to needed services and support
 - ✦ Volunteers
 - ✦ Medical
 - ✦ Courts
 - Potential cost to purchase
 - Potential cost to develop for prison construction
- Provide recommendations

Identify Costs of Draper Relocation



- Cost of Gunnison expansion
- Cost of new facility
- Cost to demolish Draper prison
- Other costs.

Conduct overall Cost/Benefit Analysis of the relocation of the Draper prison.

Other Components of MGT's Master Plan



- Conduct review of UDC medical operations
- Identify correctional “best practices” that could improve UDC’s operation and performance.
- Evaluate the costs and benefits of prison privatization.
- Identify and inventory court orders, consent decrees, policies and procedures that impact operations and capacity.

Other Information Needed In RFP



- **Architectural Information**

- Type of construction – block, brick, poured in place concrete, etc.
- Design – how many beds per pod, per housing unit,
- Doors – hardness of doors
- Locks
- Floors, Ceilings Walls
- Fencing, fence detection system, perimeter road
- Towers
- Adjacencies
- Thousands of other requirements.....

- **Operational Information**

- Dietary - How do you serve meals to inmates – in cells or central cafeteria
- Dietary - Are meals prepared on site
- Medical – Define how you conduct sick call, medication call
- Security – Direct or Indirect supervision, physical requirements for posts
- Visitation – size of visitation needed for population, face-to-face, non-contact, video
- Tool locations,
- Program space and operations needs – Educational, substance abuse, sex offender, volunteer, religious, library etc.
- National Standards
- Hundreds of other requirements.....

Design Build Process



Rosser International, Inc.

Atlanta Savannah Doha Cairo

Full service Architectural and Engineering firm specializing in the planning and design of Criminal Justice facilities for over 40 years.

800 Criminal Justice Facilities in 43 States, Canada, the Caribbean and the Middle East.

Design Build Process



William Golson

Vice President; Director of Criminal Justice Division
Rosser International, Inc.

Registered Architect in 11 states with over 40 years experience

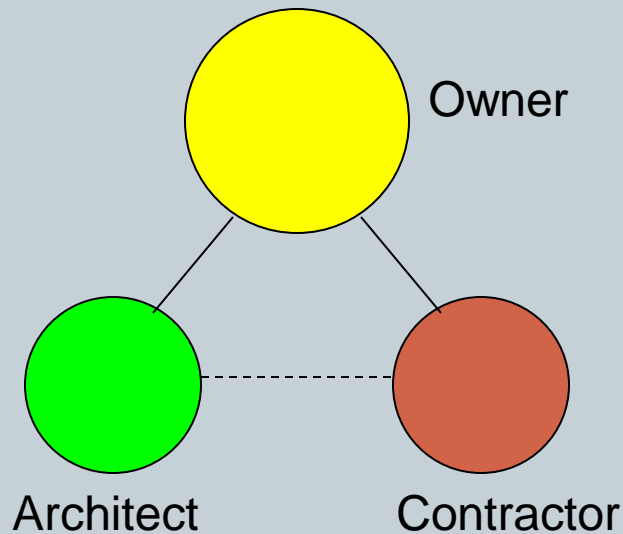
Over \$2 billion in Criminal Justice Design

Over \$800 million in Design Build Criminal Justice Facilities

Design Build Process

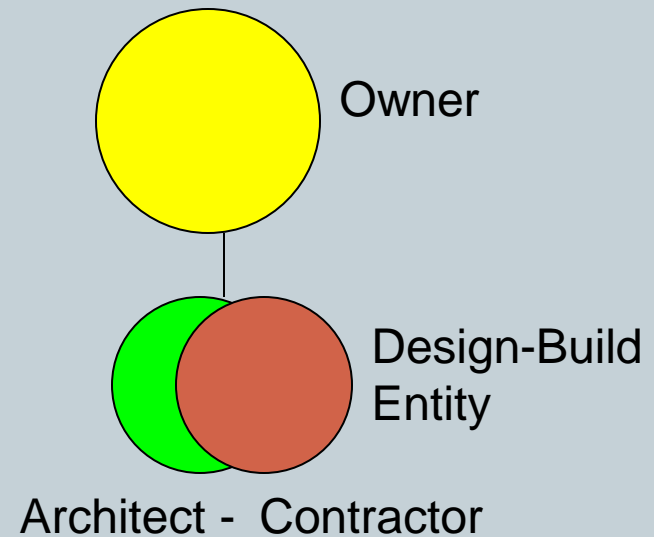


Design-Bid-Build



- Architect works for Owner
- Maximum control over design
- Potential adversarial A/C relationship
- Owner has \$ Risk

Design-Build

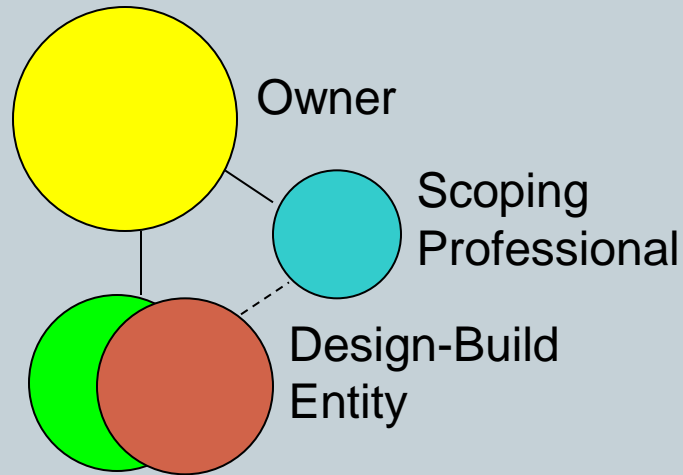


- Architect works for Contractor (vise versa)
- Reduced control over design
- Reduce potential adversarial A/C relationship
- Owner has reduced \$ Risk

Design Build Process



Design-Build



Architect - Contractor

Architect works for Contractor (vise versa)

Owner retains more control over design

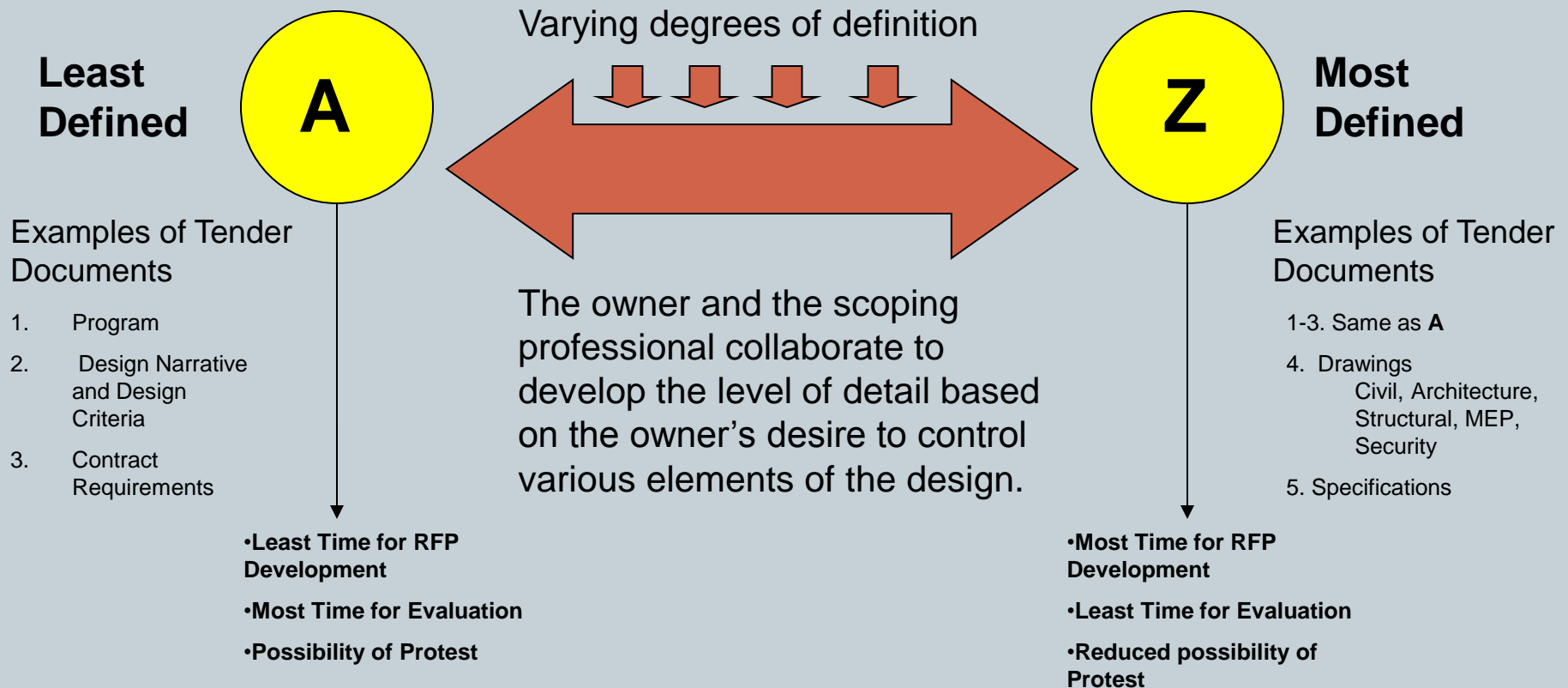
Reduce potential adversarial A/C relationship

Owner has reduced \$ Risk

Design Build Process



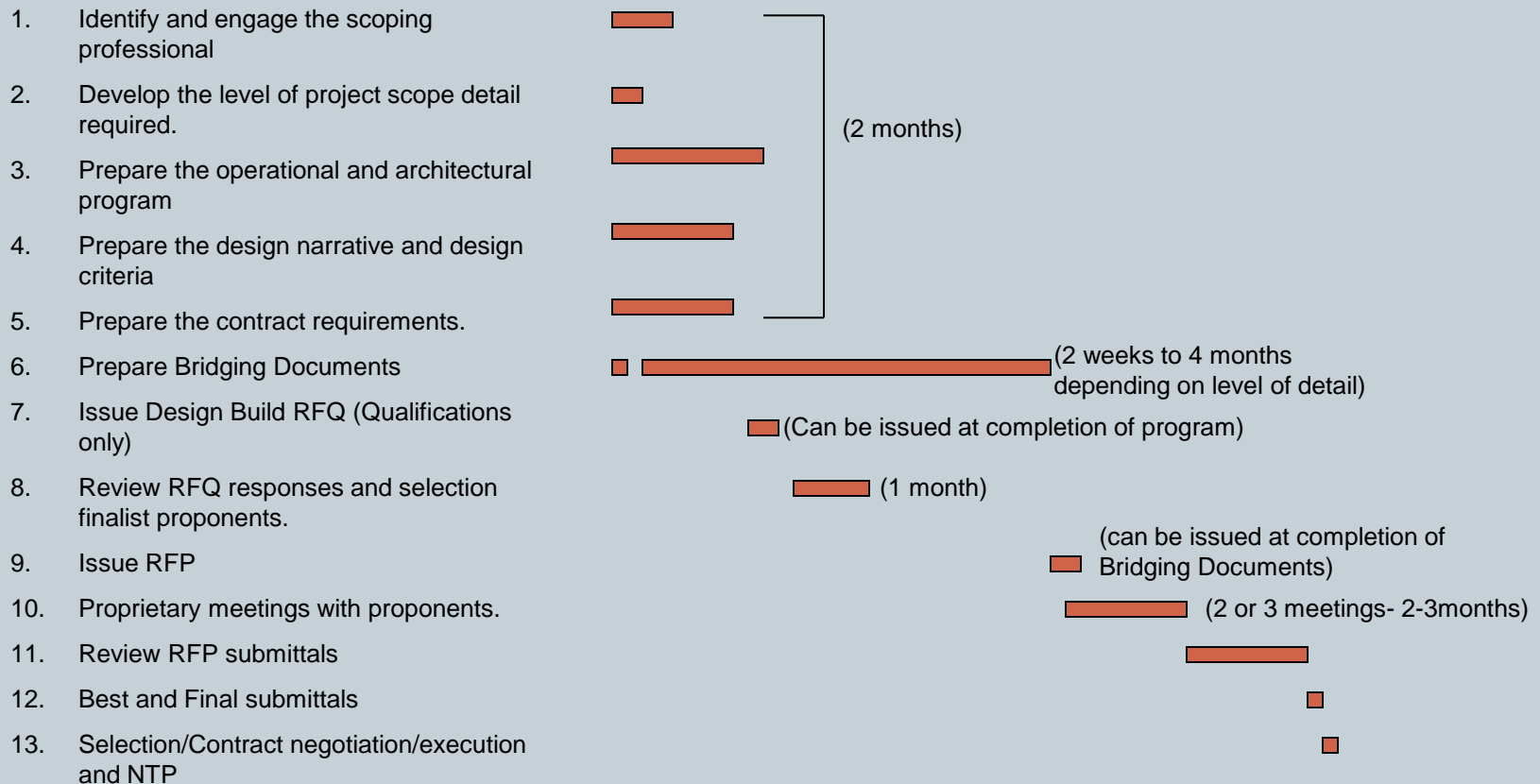
How to decide on how much of the design to define?



Design Build Process



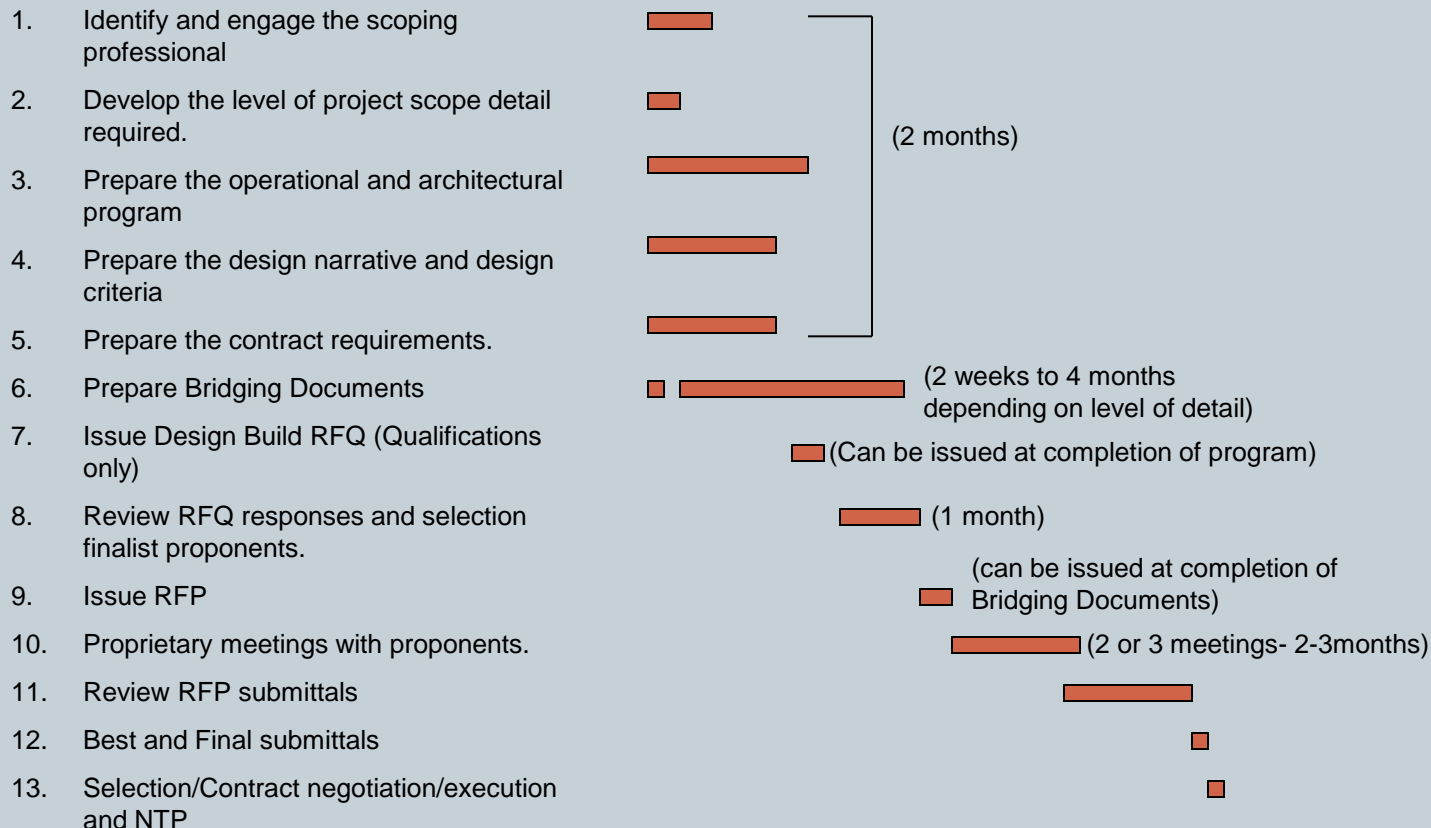
What are the steps and the time frame in the Design Build procurement Process?



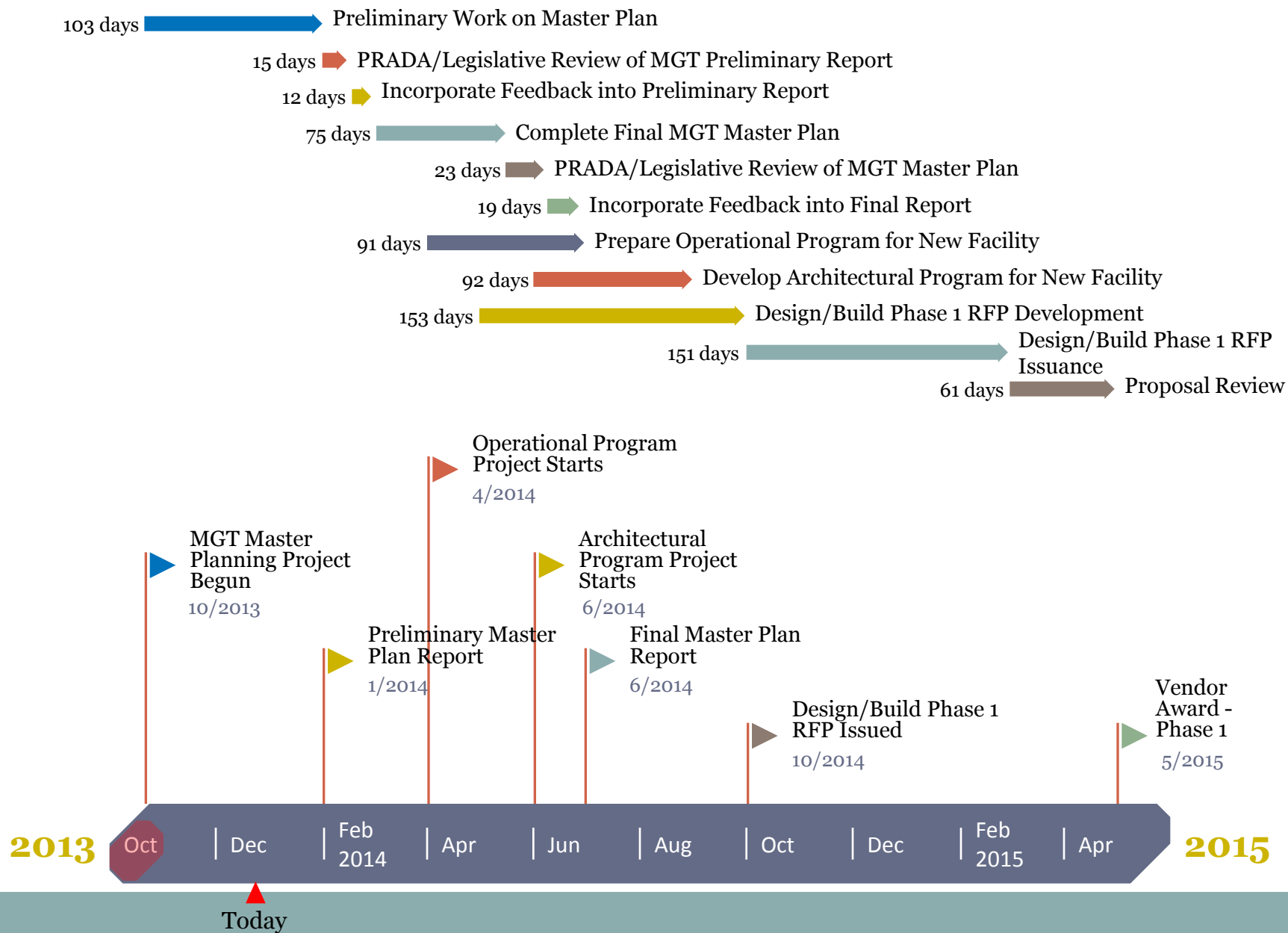
Design Build Process



What are the steps and the time frame in the Design Build procurement Process?



Potential Timeline to Award of Phase 1 Design/Build RFP



Project Status



- Population Projections and Classification Validation
- Review of County Jails (visited Summit, Wasatch, Sanpete, Davis, Beaver and Weber)
- Review of potential Gunnison Expansion
- Medical Review
- Site Selection
- Economic Impact of Draper Site Development
- End of January 2014 Preliminary Report
- June 2014 Final Report



Mr. Brad Sassatelli, Partner

